

Master Plan Implementation Committee
Minutes for March 9, 2017

Date: March 9, 2017

Time: 6-7:30 PM

Location: Town Hall Annex, first floor conf. room

Members Present: Charlie Kalauskas, Joe Barr, Ann LeRoyer, Wendy Richter, Nat Strosberg, Peter Howard, Andrew Bunnell, Laura Wiener, Jenny Raitt.

The minutes of 1/12/17 were approved as amended. Andrew abstained.

Progress Reports from Working Groups:

Zoning Recodification Working Group. Laura reported that the consultants are working on a first draft of a new zoning bylaw, to be available in April. There is general agreement that there will be no substantive policy changes in the Bylaw.

Residential Study Group. Meeting weekly. Developing 2 zoning amendments and 4 Town bylaw amendments for Town Meeting. Zoning—to incentivize surface parking. Town bylaw—construction controls. Survey was sent to builders, and to abutters of construction projects in neighborhoods. Will be talking about next steps after Town meeting.

Arts and Culture Action Plan. Jenny reported that there was a public forum in late February. Fifteen focus groups were held. Cultural District will be area from East Arlington to Arlington Center.

Historic and Cultural Resources Working Group. Nat reported that the Community Preservation Act Committee approved \$115,000 for a Survey Master Plan and Historic Structures Report, and to update the Inventory of Historic and Architecturally Significant Properties. Still waiting on State grant from Mass. Historic Commission.

Mill Brook Study Committee. Laura reported that Mystic River Watershed Association applied for \$50,000 from CPA funds to do a conceptual plan for the Brook and area around Wellington Park. The Planning Dept applied for a grant from MAPC for Technical Assistance to draw an overlay district to allow Mixed Use in an industrial zone bordering the brook was deferred. A clean-up of the Brook at Wellington Park (Grove Street) is scheduled for April 30.

Housing Production Plan. Implementation Committee was appointed by ARB and will meet in late March.

Warrant Articles for Spring Town Meeting.

Mixed use (Article 6). ARB will have a public hearing on a corrective amendment to last year's Mixed Use zoning bylaw to remove lot area per dwelling unit, which holds down the total number of units, pushing units to be bigger.

Artisanal Fabrication (Article 7). A corrective amendment is being proposed to remove the maximum square foot area for such businesses, so as not to inhibit their growth.

Residential driveways and construction controls (Article 8, 11, 12, 13 and STM Article 1). The Residential Study Group has developed zoning amendments to provide incentives for building driveways at-grade

rather than steeply sloped underneath the first floor, as well as Town Bylaw changes to mandate a Construction Agreement between builders and abutters of newly constructed homes.

Voted: to recommend Town Meeting adopt favorably Articles 6, 7, 8, 11, 12, 13 and STM Article 1.

Voted unanimously.

Appropriation for Zoning Recodification (Article 38). Jenny reported that she has requested a total of \$55,000 for 2018 for legal fees and advertising, and for next set of zoning changes following recodification. Anticipated next steps will be consolidating business districts and changing the Zoning Map.

Voted to recommend Town Meeting adopt Article 38. Voted unanimously.

Annual Report. Committee reviewed the Annual Report and recommended that it be arranged by element. Laura will revise and send to members for comments.

Adjourned at 7:20. Next meeting June 1, 6PM.